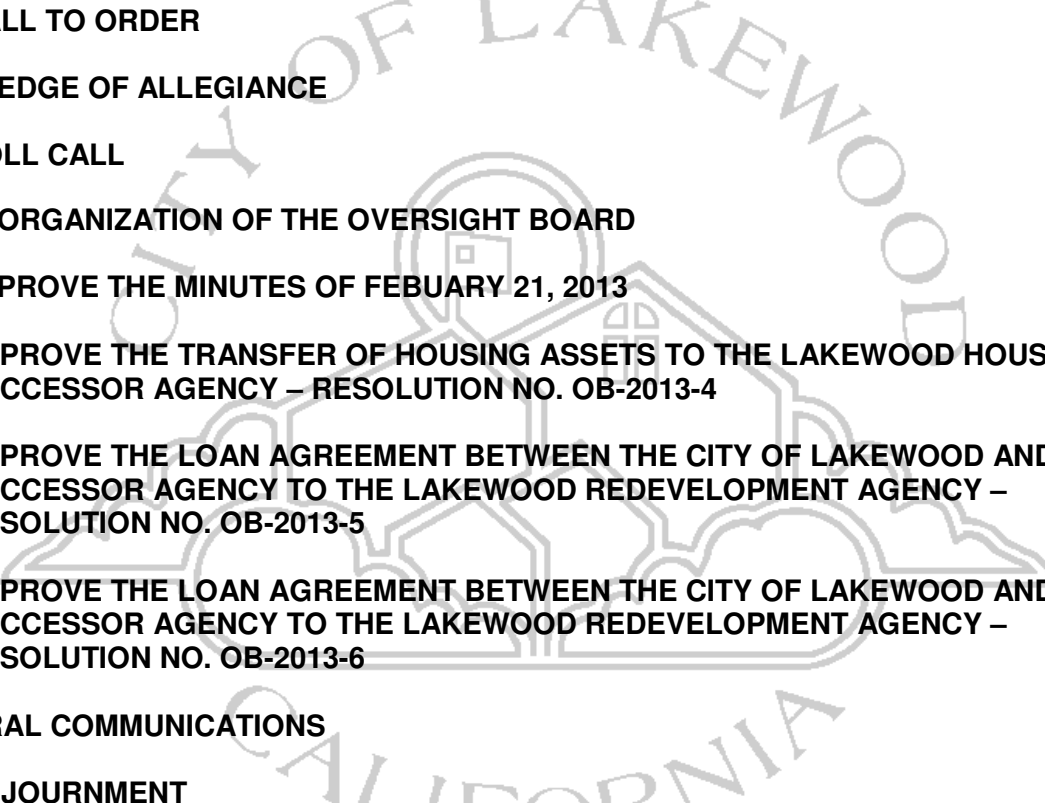


AGENDA

REGULAR MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY

**COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA**

June 11, 2013, 12:00 p.m.

- 
- 1. CALL TO ORDER**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. ROLL CALL**
 - 4. REORGANIZATION OF THE OVERSIGHT BOARD**
 - 5. APPROVE THE MINUTES OF FEBUARY 21, 2013**
 - 6. APPROVE THE TRANSFER OF HOUSING ASSETS TO THE LAKEWOOD HOUSING
SUCCESSOR AGENCY – RESOLUTION NO. OB-2013-4**
 - 7. APPROVE THE LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE
SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY –
RESOLUTION NO. OB-2013-5**
 - 8. APPROVE THE LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE
SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY –
RESOLUTION NO. OB-2013-6**
 - 9. ORAL COMMUNICATIONS**
 - 10. ADJOURNMENT**

Any qualified individual with a disability that would exclude that individual from participating in or attending the above meeting should contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; at least 48 hours prior to the above meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids or services may be provided.

Copies of staff reports and other writings pertaining to this agenda are available for public review during regular business hours in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, CA 90712

BOARD AGENDA
June 11, 2013

TO: The Honorable Chair and Board Members

SUBJECT: Approve Resolution Ratifying the Transfer of Housing Assets from the Former
Redevelopment Agency to the Housing Successor Agency

INTRODUCTION

AB 1x 26 provides as a matter of law that all former redevelopment housing assets are to be transferred to the city successor housing agency, unless a decision is made by the city and successor agency to do otherwise.

STATEMENT OF FACT

The City of Lakewood decided to allow the transfer of the former Lakewood Redevelopment Agency (LRA) housing assets to the City's Successor Housing Agency as a matter law.

Although there is no stipulation in the law that any local governing body is required to approve the transfer of housing assets, cities have found it to be beneficial to establish by resolution the transfer for documentation purposes.

Attached are Department of Finance (DOF) listing of the City's housing assets that were transferred from the former (LRA), and DOF letter approving the transfer of the housing assets to the city.

RECOMMENDATION

The Oversight Board by resolution approve and ratify the transfer of Housing Assets from the former Redevelopment Agency to the Housing Successor, as described and previously approved by the State Department of Finance, in the Housing Assets list and letter from the Department of Finance, copies of which are attached hereto as Exhibits "A" and "B", respectively.

Diane Perkin
Director of Administrative Services

DRAFT
Minutes

Oversight Board of Successor Agency to
Lakewood Redevelopment Agency
Regular Meeting held
February 21, 2013

MEETING WAS CALLED TO ORDER at 12:01 p.m. by Chairman Titel, in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

. . .

PLEDGE OF ALLEGIANCE was led by Board Member Ray

. . .

ROLL CALL: PRESENT: Chairman Marc Titel
Vice Chairman Don Waldie
Board Member Ann-Marie Gabel
Board Member Celia B. Rodriguez
Board Member James Novak
Board Member George Ray

ABSENT: Board Member Howard Chambers (excused)

. . .

MINUTES OF JANUARY 3, 2013

ON MOTION OF BOARD MEMBER RAY, SECONDED BY VICE CHAIR WALDIE, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD APPROVED THE MINUTES OF JANUARY 3, 2013:

AYES: BOARD MEMBERS: Titel, Waldie, Novak, and Ray

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Chambers

ABSTAIN: BOARD MEMBERS: Rodriguez and Gabel

. . .

MINUTES OF JANUARY 10, 2013

ON MOTION OF BOARD MEMBER GABEL, SECONDED BY BOARD MEMBER NOVAK, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD APPROVED THE MINUTES OF JANUARY 10, 2013:

AYES: BOARD MEMBERS: Titel, Rodriguez, Novak, Ray and Gabel

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Chambers

ABSTAIN: BOARD MEMBERS: Waldie

. . .

LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY

Diane Perkin, Director of Administrative Services, informed the Board that when the Department of Finance (DOF) and the Los Angeles County Auditor-Controller (CAC) performed a reconciliation on the Recognized Obligation Payment Schedule (ROPS) I, which was done to verify that funds received from the County were appropriately used or unspent, the DOF and CAC made adjustments which offset the Agency's funding. Ms. Perkin indicated that the offset resulted in the Successor Agency not receiving any Redevelopment Property Tax Trust Fund (RPTTF) funds for the January 1, 2013 through June 30, 2013 period, which therefore alters the ability to pay for obligations listed on ROPS III.

Diane Perkin, requested that the Board allow the Successor Agency to obtain a loan from the City of Lakewood, which would allow the Agency to make bond payments and in addition, to help cover administrative costs. Ms. Perkin concluded that the Lakewood City Council has approved the loan and staff is now seeking Oversight Board approval.

Steve Skolnik, City Attorney, stressed that the Successor Agency has many obligations and without the loan, there are no other means of paying what is owed.

RESOLUTION NO. OB-2013-2; A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY

ON MOTION OF BOARD MEMBER RAY, SECONDED BY VICE CHAIR WALDIE, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD ADOPTED RESOLUTION NO. OB-2013-2, APPROVING THE LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY:

AYES: BOARD MEMBERS: Titel, Waldie, Rodriguez, Novak, Ray and Gabel

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Chambers

RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2013 THROUGH DECEMBER 31, 2013 (ROPS 13-14A)

Diane Perkin, Director of Administrative Services, informed the Board of the current Recognized Obligation Payment Schedule (ROPS) 13-14A for the period of July 1, 2013 through December 31, 2013, and requested that the Board approve the ROPS to submit by the March 1, 2013 deadline.

Ms. Perkin indicated that there were only two items added to ROPS 13-14A; Line Item 23 which is the proposed loan from the City of Lakewood to the Successor Agency, and line Item 24 which is a \$31,250 late penalty fee that was assessed by the Lakewood Mall Business Co. Ms. Perkin explained that the late fee was incurred due to non-payment of Line Item 10, a \$750,000 parking facilities lease with Lakewood Mall Business Co.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2013 THROUGH DECEMBER 31, 2013 (ROPS 13-14A) - Continued

Board Member Gabel questioned why the late fee was assessed. Diane Perkin informed that the Successor Agency could not make the payment due to lack of funds and noted that the contract agreement indicates that a 10% late penalty per year would be assessed if payment is not received.

RESOLUTION NO. OB-2013-3; A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14 A) FOR JULY 1, 2013 THROUGH DECEMBER 31, 2013

ON MOTION OF BOARD MEMBER GABEL, SECONDED BY VICE CHAIR WALDIE, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD ADOPTED RESOLUTION NO. OB-2013-3, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2013 THROUGH DECEMBER 31, 2013 (ROPS 13-14A):

AYES: BOARD MEMBERS: Titel, Waldie, Rodriguez, Novak, Ray and Gabel

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Chambers

REPORT OF LOS ANGELES COUNTY AUDITOR-CONTROLLER REDEVELOPMENT AGENCY DOCUMENTATION

Diane Perkin, Director of Administrative Services, provided a report which includes information attained from the Los Angeles County Department of the Auditor-Controller (CAC) website. She indicated that the links provided, identifies Enforceable Obligation Payment Schedules (EOPS), Recognized Obligation Payment Schedules (ROPS), and other pertinent documents for each of the 71 former redevelopment agencies in the County of Los Angeles.

Ms. Perkin noted that information pertaining to disbursement remittances to the various taxing entities could also be found, including information regarding Lakewood. She concluded that the report was for informational purposes only and no action was required.

BY COMMON CONSENT, THERE BEING NO OBJECTION, THE BOARD RECEIVED AND FILED THE REPORT.

ORAL COMMUNICATIONS:

Chair Titel requested an item be added to the next meeting agenda to discuss the Reorganization of the Board.

Steve Skolnik, City Attorney indicated that the next calendared meeting is scheduled for September 19, 2013, however noted that a Special meeting may take place a month or two prior to approve the next Recognized Obligation Payment Schedule (ROPS) 13-14B.

ADJOURNMENT

There being no further business to be brought before the Oversight Board, Chairman Titel adjourned the meeting at 12:22 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
Board Clerk

Recorded by Tanya Ruiz

BOARD AGENDA
June 11, 2013

TO: The Honorable Chair and Board Members

SUBJECT: Approve Resolution Ratifying the Transfer of Housing Assets from the Former Redevelopment Agency to the Housing Successor Agency

INTRODUCTION

AB 1x 26 provides as a matter of law that all former redevelopment housing assets are to be transferred to the city successor housing agency, unless a decision is made by the city and successor agency to do otherwise.

STATEMENT OF FACT

The City of Lakewood decided to allow the transfer of the former Lakewood Redevelopment Agency (LRA) housing assets to the City's Successor Housing Agency as a matter law.

Although there is no stipulation in the law that any local governing body is required to approve the transfer of housing assets, cities have found it to be beneficial to establish by resolution the transfer for documentation purposes.

Attached are Department of Finance (DOF) listing of the City's housing assets that were transferred from the former (LRA), and DOF letter approving the transfer of the housing assets to the city.

RECOMMENDATION

The Oversight Board by resolution approve and ratify the transfer of Housing Assets from the former Redevelopment Agency to the Housing Successor, as described and previously approved by the State Department of Finance, in the Housing Assets list and letter from the Department of Finance, copies of which are attached hereto as Exhibits "A" and "B", respectively.

Diane Perkin
Director of Administrative Services

RESOLUTION NO. OB-2013-4

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING AND RATIFYING THE TRANSFER OF HOUSING ASSETS FROM THE FORMER REDEVELOPMENT AGENCY TO THE HOUSING SUCCESSOR.

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Oversight Board hereby approves and ratifies the transfer of Housing Assets from the former Redevelopment Agency to the Housing Successor, as described and previously approved by the State Department of Finance, in the Housing Assets list and letter from the Department of Finance, copies of which are attached hereto as Exhibits "A" and "B", respectively.

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Secretary shall certify to the adoption of this Resolution.

SECTION 4. The Housing Successor's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

APPROVED AND ADOPTED THIS 11TH DAY OF JUNE, 2013.

Chairman

ATTEST:

Board Clerk

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Lakewood Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Successor Agency to the Lakewood Redevelopment Agency (City of Lakewood City Council)

Entity Assuming the Housing Functions of the former Redevelopment Agency: Housing Successor to the Lakewood Redevelopment Agency (City of Lakewood City Council)

Entity Assuming the Housing Functions Contact Name: Diane Perkin Title Director of Administrative Services Phone 562-866-9771 ext. 2601 E-Mail Address dperkin@lakewoodcity.org

Entity Assuming the Housing Functions Contact Name: Edianne Sapinoso Title Senior Accountant Phone 562-866-9771 ext. 2602 E-Mail Address esapinos@lakewoodcity.org

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input checked="" type="checkbox"/>

Prepared By: Edianne Sapinoso

Date Prepared: 7/24/2012

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
Properties Owned by Housing Agency													
1	Low-Mod Housing	20529 Pioneer Blvd (Parcel No. 7059-019-900 & 7059-019-901)	\$109,384	9,087	9,087	No*	N/A	February 1, 2012	\$109,384	N/A	N/A	October 10, 2001	N/A
2	Low-Mod Housing	20525 Pioneer Blvd (Parcel No. 7059-019-902)	\$372,067	4,400	4,400	No*	N/A	February 1, 2012	\$372,067	N/A	N/A	December 1, 2004	N/A
3	Low-Mod Housing	11643-11647 E. 207th St (Parcel No. 7059-015-900)	\$928,656	10,623	10,623	No*	N/A	February 1, 2012	\$928,656	N/A	N/A	February 1, 2008	N/A
4	Low-Mod Housing	11644 E. 206th St (Parcel No. 7059-015-901)	\$530,012	10,616	10,616	No*	N/A	February 1, 2012	\$530,012	N/A	N/A	January 23, 2009	N/A
5	Low-Mod Housing	20920 Roseton Ave (Parcel No. 7059-011-900)	\$292,724	9,067	9,067	No*	N/A	February 1, 2012	\$292,724	N/A	N/A	January 26, 2009	N/A
6	Low-Mod Housing	11649 E. 207th St (Parcel No. 7059-015-902)	\$352,940	7,080	7,080	No*	N/A	February 1, 2012	\$352,940	N/A	N/A	February 25, 2009	N/A
7	Low-Mod Housing	11610 and 11618 E. 207th St (Parcel No. 7059-014-900 & 7059-014-901)	\$530,935	21,450	21,450	No*	N/A	February 1, 2012	\$530,935	N/A	N/A	February 4, 2010	N/A
Land Owned by Housing Agency													
8	Low-Mod Housing	21309 Bloomfield Ave (Parcel No. 7066-009-030)	\$1,742,414	96,498	45,533	Yes	Low Mod Fund	February 1, 2012	\$1,742,414	N/A	N/A	June 28, 1988	Covenants
Properties w/ Covenants (Non-Owned)													
9	Low-Mod Housing	11714 Walcroft St (Parcel No. 7059-023-035)	\$105,855	5,000	5,000	Yes	Low Mod Fund	February 1, 2012	\$105,855	N/A	N/A	January 6, 2006	Covenants
10	Low-Mod Housing	5812 Autry Ave (Parcel No. 7167-029-014)	\$774,261	7,693	7,693	Yes	Low Mod Fund	February 1, 2012	\$774,261	N/A	N/A	July 10, 2007	Covenants
11	Low-Mod Housing	6237 Woodruff Ave (Parcel No. 7165-019-026)	\$529,511	9,900	9,900	Yes	Low Mod Fund	February 1, 2012	\$529,511	N/A	N/A	Nov/Dec 1995 (3)	Covenants
12	Low-Mod Housing	20823 Roseton Ave (Parcel No. 7059-009-090)	\$150,528	6,100	6,100	Yes	Low Mod Fund	February 1, 2012	\$150,528	N/A	N/A	June 8, 2001	Covenants
13													
14													
15													
16													
17													
18													
19													
20													

* Properties 1 through 7 are not encumbered by low-mod covenants due to lot vacancy. Upon sale, these properties will be encumbered for low-mod housing.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	LOAN	18,000.00	July 26, 2004	WEISBAUM, PALMIREA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
2	LOAN	18,000.00	May 5, 1989	DIGIOVANNI, SALVATOR & DIANE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
3	LOAN	9,000.00	August 9, 1999	MOBARRY, BETTE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
4	LOAN	18,000.00	August 14, 1991	MONTOYA, CHARLES & GLORIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
5	LOAN	9,000.00	April 12, 2001	BELER, BARBARA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
6	LOAN	15,000.00	October 2, 2002	KENNEDY, DEMITROULA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
7	LOAN	18,000.00	October 31, 2005	REDFORD, JACQUELINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	7,612.00
8	LOAN	18,000.00	April 26, 2004	FLAHARTY, MILES & MAY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	12,684.66
9	LOAN	9,000.00	October 18, 2000	MELVIN, TY & CINDY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
10	LOAN	18,000.00	April 27, 2005	MEYER, ANNE T.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	10,325.05
11	LOAN	18,000.00	October 5, 2005	BERNSTEIN, ELAYNE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,447.00
12	LOAN	18,000.00	#####	LASKODI, ANGELA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
13	LOAN	24,000.00	June 13, 2002	HUBBARD, JOHN & LOUISE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	23,938.24
14	LOAN	9,000.00	July 2, 1997	PARRA, PATRICIA & FAVELA, ANA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	6,936.00
15	LOAN	18,000.00	#####	HYNES, JULIUS & FRANCES	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
16	LOAN	18,000.00	March 3, 2006	SLUSSER, SHERI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
17	LOAN	15,000.00	May 8, 2003	GATES, JOAN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
18	LOAN	27,000.00	December 28, 1998	FAVROW, LEROY, MIRIAM	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	27,000.00
19	LOAN	9,000.00	January 30, 1999	GAVIS, ROLLAND	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
20	LOAN	9,000.00	December 30, 1998	MARTINEZ, VICTOR	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
21	LOAN	9,000.00	January 29, 1999	SMITH, MARSHA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
22	LOAN	9,000.00	March 4, 1999	ROGERS, CHARLES, & NORMA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
23	LOAN	15,000.00	March 8, 1999	REECE, WALTER & SHEILA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
24	LOAN	9,000.00	May 6, 1999	MINES, VIDAL, LIWAYWAY, JOANNA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	8,182.32
25	LOAN	9,000.00	August 5, 1999	WILLIAMS, DEBRA & KEVIN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
26	LOAN	15,000.00	February 3, 2000	GONZALEZ, MARY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
27	LOAN	9,000.00	February 24, 2000	ORTHEL, SHIRLEY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
28	LOAN	9,000.00	March 23, 2000	ELKHOURY, ROBERT & KAREN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
29	LOAN	18,000.00	October 31, 2005	MARTINEZ, ROBERTO & LAURA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
30	LOAN	27,000.00	May 2, 2000	GRINT, WILLIAM & ROSARIO	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,079.98
31	LOAN	9,000.00	June 6, 2000	WORTH, JOHN & LORI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
32	LOAN	9,000.00	October 18, 2000	MARTINEZ, VERONICA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	5,307.76
33	LOAN	9,000.00	October 31, 2000	MCDIARMID, BETTY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
34	LOAN	9,000.00	November 21, 2000	GRAHAM, MICHAEL & SPIZIRI, ANGELA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
35	LOAN	9,000.00	December 26, 2000	BORUNDA, RACHEL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
36	LOAN	9,000.00	January 26, 2001	KINKEAD, ADAHREA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
37	LOAN	15,000.00	July 26, 2001	LONG, FLORIDA T.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
38	LOAN	15,000.00	August 9, 2001	AVALOS, IRENE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
39	LOAN	15,000.00	August 9, 2001	CASTRO, GABRIELA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
40	LOAN	15,000.00	#####	VAN GORKUM, FRANCOIS	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
41	LOAN	15,000.00	October 16, 2001	COOPER, MARGARET	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	14,752.59
42	LOAN	15,000.00	#####	ELLIS, GAYLEN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,681.84

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
43	LOAN	15,000.00	October 16, 2001	TRANSUE, NORMA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
44	LOAN	15,000.00	November 8, 2001	HANSEN, CAROLYN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	11,716.00
45	LOAN	15,000.00	December 20, 2001	CASTRO, ABEL & RAMIREZ, GEMA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	14,016.71
46	LOAN	15,000.00	December 20, 2001	MANRIQUEZ, FRANK, ADELINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
47	LOAN	15,000.00	December 11, 2001	VARELA, MONICA & RUVALCABA,BENJAMIN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
48	LOAN	15,000.00	February 19, 2002	MUSTARD, ROBERT	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	10,795.42
49	LOAN	15,000.00	April 5, 2002	CONTRERAS, ANTONIO	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
50	LOAN	15,000.00	April 4, 2002	ALANIZ, ARTURO & ORTEGA, ROSA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
51	LOAN	15,000.00	April 29, 2002	CASTILLO, FILIBERTO	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
52	LOAN	15,000.00	April 29, 2002	LOPEZ, ANTONIO	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
53	LOAN	15,000.00	July 15, 2002	CLARK, ETHEL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
54	LOAN	15,000.00	August 5, 2002	DENKER, JOHN W.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	12,981.74
55	LOAN	15,000.00	August 5, 2002	HAWK, HARRIET P.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
56	LOAN	15,000.00	August 5, 2002	TURNER, LYDIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
57	LOAN	15,000.00	#####	LEMMON, DARLENE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,000.00
58	LOAN	18,000.00	June 13, 2003	ARCHULETA, ALICIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
59	LOAN	18,000.00	September 2, 2003	MORENO, GEORGE & BEATRIZ	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
60	LOAN	18,000.00	September 9, 2003	MARTINEZ, ALBERT	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
61	LOAN	18,000.00	October 7, 2003	SILVA, MATILDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
62	LOAN	18,000.00	October 23, 2003	NGHE, BACH & PHAM, ANN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	12,088.31
63	LOAN	18,000.00	December 16, 2003	RIMA, VERONICA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
64	LOAN	18,000.00	February 20, 2004	HILL, NANCY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,597.00
65	LOAN	18,000.00	March 18, 2004	DOBBINS, ALLAN & BILLIE JEAN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
66	LOAN	18,000.00	March 18, 2004	LOSEY, JAYNE T.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
67	LOAN	18,000.00	March 15, 2004	MORGAN, ALBERT & ROSEMARY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
68	LOAN	18,000.00	April 2, 2004	CRAWFORD, CAROL J.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
69	LOAN	18,000.00	April 2, 2004	NICOLAU, KERRI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
70	LOAN	18,000.00	July 26, 2004	FARRELL, THOMAS	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,221.52
71	LOAN	18,000.00	August 16, 2004	HAGLE, BARBARA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,395.28
72	LOAN	18,000.00	September 8, 2004	MARSH, ALLEYNE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
73	LOAN	18,000.00	September 8, 2004	MONTELLA, THOMAS	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
74	LOAN	18,000.00	#####	ANGLE, MORGAN & LAURA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
75	LOAN	18,000.00	#####	PHILLIPS, CRISSA ANN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
76	LOAN	18,000.00	November 8, 2004	DE RIDDER, WENDY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
77	LOAN	18,000.00	November 8, 2004	HUNTER, LORRAINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
78	LOAN	18,000.00	November 8, 2004	KATSAS, GEORGE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
79	LOAN	18,000.00	November 8, 2004	PRICE, KAREN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,404.00
80	LOAN	18,000.00	November 8, 2004	REPLOGLE, NORMAN & HELEN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,224.65
81	LOAN	18,000.00	November 10, 2004	ZUELKE, TERESA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	14,802.58
82	LOAN	18,000.00	December 20, 2004	HANEJI, TOMOKAZU	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
83	LOAN	18,000.00	January 13, 2005	MARCU, VIORICA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
84	LOAN	18,000.00	February 23, 2005	JENKINS, BEVERLY JACK & RITA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
85	LOAN	18,000.00	March 24, 2005	MASSEY, GLENN & MAJORIE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
86	LOAN	18,000.00	March 30, 2005	BADER, DOROTHY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
87	LOAN	18,000.00	April 27, 2005	COBBS, TONI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
88	LOAN	18,000.00	April 27, 2005	JACOBS, CHARLES & BRENDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
89	LOAN	18,000.00	April 27, 2005	LOCKARD, ESTHER	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
90	LOAN	18,000.00	May 26, 2005	ALONZO, MARY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
91	LOAN	18,000.00	May 26, 2005	BAKER, AARON & STEPHANI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
92	LOAN	18,000.00	May 26, 2005	BURCH, DARLENE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,851.87
93	LOAN	18,000.00	June 16, 2005	MOYER, ROBERT & DEBBORA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
94	LOAN	18,000.00	June 20, 2005	TALBERT, EVELYN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,059.29
95	LOAN	18,000.00	June 22, 2005	SALAMAN, ARTURO & ANN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
96	LOAN	18,000.00	July 5, 2005	KUEHNER, ALVIN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
97	LOAN	18,000.00	July 5, 2005	MULLENS, COLLEEN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
98	LOAN	18,000.00	July 28, 2005	BARRERA, MIGUEL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
99	LOAN	18,000.00	July 26, 2005	GARCIA, NEFTALI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
100	LOAN	18,000.00	July 28, 2005	TRIMMER, ROBERT	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	12,938.83
101	LOAN	18,000.00	September 7, 2005	GODOY, NELDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
102	LOAN	18,000.00	#####	VILLANUEVA, VICTOR	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
103	LOAN	18,000.00	October 31, 2005	GARRISH, ELAINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
104	LOAN	18,000.00	October 31, 2005	HARRIS, DAVID M.	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,827.94
105	LOAN	18,000.00	November 3, 2005	SWART, MARTIN & CHRISTINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
106	LOAN	18,000.00	December 13, 2005	BAEZ, TERESA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	15,799.00
107	LOAN	18,000.00	December 21, 2005	ORBESO, GILBERT	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,041.90
108	LOAN	18,000.00	January 31, 2006	PALZER, JEFFERY & DEBRA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
109	LOAN	18,000.00	March 3, 2006	BACKE, TERRY & DIANE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
110	LOAN	18,000.00	May 1, 2006	WHATLEY, PAULINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
111	LOAN	18,000.00	May 22, 2006	MCKINNEY, RICHARD & ANDREA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,797.98
112	LOAN	18,000.00	May 22, 2006	POWELL, PATRINA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
113	LOAN	18,000.00	October 25, 2004	CLANCEY, MICHAEL & DIANE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
114	LOAN	18,000.00	November 6, 1986	JACOVO, MARGIE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,937.19
115	LOAN	9,000.00	April 3, 1992	MILLS, ROBERTA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,000.00
116	LOAN	18,000.00	June 20, 2006	ESCOBAR, MARIO & FELIPA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
117	LOAN	18,000.00	June 30, 2006	CHISUM, RHONDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,329.39
118	LOAN	18,000.00	June 29, 2006	HOGAN, RICHARD & BETH	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	16,898.24
119	LOAN	18,000.00	June 23, 2006	TASCON, LUZ MARINA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
120	LOAN	18,000.00	July 18, 2006	MCRAE, EDWARD & SHIRLEY EILEEN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
121	LOAN	18,000.00	October 17, 2006	REED, MICHAEL & EVELYN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,779.42
122	LOAN	18,000.00	November 8, 2006	FERNANDEZ, MANUEL & DELIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
123	LOAN	18,000.00	November 15, 2006	REYNOLDS, DAIL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	13,377.54
124	LOAN	18,000.00	January 17, 2007	CARILLO, BENJAMIN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
125	LOAN	18,000.00	January 17, 2007	POSADA, JOSE AND ALBA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
126	LOAN	18,000.00	December 26, 2006	WILSON, PATTI	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
127	LOAN	18,000.00	April 10, 2007	MARQUEZ, ANTHONY & JEAN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
128	LOAN	18,000.00	March 30, 2007	ESCALANTE, HECTOR & GRACIELA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
129	LOAN	18,000.00	July 27, 2007	GRIBBLE, GALE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
130	LOAN	18,000.00	#####	BRANNEN, CHARLES & CYNTHIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	1,784.00
131	LOAN	18,000.00	November 1, 2007	CABRERA, YASMIRA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	9,944.00
132	LOAN	18,000.00	November 15, 2007	AVILA, EVERETT & JOSEPHINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
133	LOAN	18,000.00	November 27, 2007	ALVAREZ, RAMIRO	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,369.99
134	LOAN	18,000.00	February 13, 2008	PERKINS, RICHARD R	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
135	LOAN	18,000.00	April 28, 2008	JAMES, MARILYN R	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
136	LOAN	18,000.00	April 28, 2008	HERNANDEZ, VICKY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,923.72
137	LOAN	18,000.00	June 17, 2008	HANSEN, RONALD & CATHERINE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
138	LOAN	18,000.00	June 17, 2008	ROMERO, RAFAELA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	16,993.39
139	LOAN	18,000.00	July 9, 2008	CASTRONOVA, JAMES	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	7,005.49
140	LOAN	18,000.00	July 16, 2008	PARRA, VICTOR & ANNA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	7,825.44
141	LOAN	18,000.00	July 29, 2008	WICKS, GEORGE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
142	LOAN	18,000.00	#####	MADRIGAL, FRANCES	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
143	LOAN	18,000.00	October 16, 2008	MORELL, JOSEPH JR & CAROL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
144	LOAN	18,000.00	November 6, 2008	DEL MEDICO, JOHN & DELORIS	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,735.05
145	LOAN	18,000.00	December 18, 2008	COFFMAN, ROBIN LYNN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
146	LOAN	18,000.00	February 3, 2009	VILLAREAL, FRANCES	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	16,975.92
147	LOAN	18,000.00	June 25, 2009	PARSLEY, KENNETH M	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
148	LOAN	18,000.00	June 30, 2009	DESJARDINS, PAUL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,510.00
149	LOAN	18,000.00	July 9, 2009	MCQUAIN, BONNIE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	10,651.92
150	LOAN	18,000.00	July 9, 2009	LAN, LOUIS & SUZANA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
151	LOAN	18,000.00	October 8, 2009	DRAKULICH, DANITA HELEN	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,670.00
152	LOAN	18,000.00	October 15, 2009	GUTIERREZ, JOSE & MARIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
153	LOAN	18,000.00	November 5, 2009	KELLEY, YOLANDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
154	LOAN	18,000.00	November 16, 2009	HERRING, MICHAEL & MINDY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
155	LOAN	18,000.00	January 4, 2010	NELSON, JOHN & SHERRY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
156	LOAN	18,000.00	January 28, 2010	LIPPOLD, EARL	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
157	LOAN	18,000.00	June 10, 2010	DAVILA, VIRGINIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	16,350.50
158	LOAN	18,000.00	July 20, 2010	SIEMBIEDA, LINDA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
159	LOAN	18,000.00	September 9, 2010	RAAB, SONJA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	11,316.50
160	LOAN	18,000.00	October 19, 2010	MILLER, STEVE & MARIA	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	17,307.90
161	LOAN	18,000.00	October 20, 2010	HOFFMAN, BEATRIZ & FREDERICK	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
162	LOAN	18,000.00	November 10, 2010	KING, CAROLE ANNE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
163	LOAN	18,000.00	June 2, 2011	BARBARA & BROOX FARLEY	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
164	LOAN	18,000.00	June 2, 2011	VAN ZITTER, HEDWIG	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
165	LOAN	18,000.00	June 9, 2011	FOY, PHILIP	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00
166	LOAN	18,000.00	June 17, 2011	CRAFTER, YVONNE	Home Rehabilitation Program	Yes, Rehabilitation Agreement	Upon transfer of title, interest, or death of owner	0%	18,000.00

Housing Successor to the Lakewood Redevelopment Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	Housing Fund Deficit Deferral (HSC section 3334.6(d))	FY 98/99	1,383,310.00	0%	#####	6/30/2022
2	Loan to Project Areas to fund payment for Educational Revenue Augmentation Fund (ERAF) (HSC section 33681.12 (b))	FY 04/05	226,230.00	0%	90,491.75	5/10/2015
3	Loan to Project Areas to fund payment for Supplemental Educational Revenue Augmentation Fund (SERAF) (HSC section 33690 (c)(1))	FY 09/10	3,215,951.00	0%	3,215,951.00	5/10/2015
4	Loan to Project Areas to fund payment for Supplemental Educational Revenue Augmentation Fund (SERAF) (HSC section 33690.5 (c)(1))	FY 10/11	662,108.00	0%	662,108.00	5/4/2016
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**DEPARTMENT OF
FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

August 29, 2012

Ms. Diane Perkin, Director of Administrative Services
City of Lakewood
5050 Clark Ave.
Lakewood, CA 90712

Dear Ms. Perkin:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Lakewood Housing Agency submitted Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on July 31, 2012 for the period February 1, 2012 through July 31, 2012.

Finance has completed its review of your Form, which may have included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is not objecting to any assets or transfers of assets identified on your Form.

Please direct inquiries to Nichelle Thomas, Supervisor or Wendy Griffe, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Anne Sapinosa, Senior Accountant, City of Lakewood
Ms. Kristina Burns, Program Specialist III Auditor, Los Angeles County
California State Controller's Office

BOARD AGENDA

June 11, 2013

TO: The Honorable Chair and Board Members

SUBJECT: Loan Agreement between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency – Resolution OB-2013-__

INTRODUCTION

Health and Safety Code Section 34173(h) authorizes the City to loan funds to the Successor Agency for payment of administrative costs and enforceable obligations, and Health and Safety Code Sections 34178 and 34180 also authorize the City and the Successor Agency to enter into certain types of contracts. Under this authority, the City proposes a temporary loan from the City to the Successor Agency.

STATEMENT OF FACT

The Department of Finance (DOF) has performed reconciliations of ROPS I and ROPS II to verify that the funds received from the County were used or unspent and made the following adjustments:

ROPS 11-12B (I)	\$2,553,873
ROPS 12-13A (II)	\$ 451,484
ROPS 12-13B (III)	\$(1,120,989)
ROPS 13-14A	\$(1,432,884)
ROPS 13-14A	\$ (451,484)

Property tax appropriated to the Successor Agency to cover costs determined to be enforceable obligations in ROPS III and ROPS 13-14A was reduced to offset the adjustments. These offsets resulted in the Successor Agency not receiving any Redevelopment Property Tax Trust Fund (RPTTF) funds from the Los Angeles County Auditor-Controller in January 2013 and a reduction in RPTTF funds from the Los Angeles County Auditor-Controller for June 2013.

The DOF approved enforceable obligations of \$3,215,761 and admin allowance of \$125,000 for ROPS 13-14A however, only \$1,456,393 will be distributed to the Successor Agency. Accordingly, the Successor Agency anticipates a budget shortfall of \$1,884,368.00 for the July to December 2013 ROPS period (ROPS 13-14A), comprised of \$1,759,368.00 in approved enforceable obligations, and \$125,000.00 in approved administrative costs.

The City Loan to the Successor Agency will be listed in ROPS 13-14B, January through June, 2013 as an enforceable obligation.

RECOMMENDATION

It is respectfully recommended that the Oversight Board adopt Resolution No. OB-2013-__ approving the Loan Agreement between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency.

Diane Perkin
Director of Administrative Services

RESOLUTION NO. OB 2013-5

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY.

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to applicable law, the Oversight Board hereby approves that certain Loan Agreement Between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency, entered into as of May 28, 2013, contingent on the approval of the Oversight Board, a copy of which is attached hereto as Exhibit "A".

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Secretary shall certify to the adoption of this Resolution.

SECTION 4. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

APPROVED AND ADOPTED THIS 11TH DAY OF JUNE, 2013.

Chairman

ATTEST:

Board Clerk

**LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD
AND THE SUCCESSOR AGENCY
TO THE LAKEWOOD REDEVELOPMENT AGENCY**

This Agreement is made and entered into as of May 28, 2013, by and between the City of Lakewood (the “City”), a municipal corporation, and the Successor Agency to the Lakewood Redevelopment Agency (the “Successor Agency”), a public entity.

Recitals

A. California Health and Safety Code (“H&SC”) Section 34177(a) permits the Successor Agency to make payments due for “enforceable obligations”.

B. H&SC Section 34177(l) requires the Successor Agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) that lists its enforceable obligations, before each six-month period.

C. The Successor Agency prepared ROPS FY 13-14A for the July through December, 2013, period, which ROPS was approved by the Successor Agency’s Oversight Board, and which was approved by the State of California Department of Finance (“DOF”).

D. The Successor Agency anticipates that the amount of Redevelopment Property Tax Trust Fund (“RPTTF”) funds to be received from the Los Angeles County Auditor-Controller will be insufficient to pay the Successor Agency’s enforceable obligations and administrative expenses from between July 1 and December 31, 2013. Accordingly, the Successor Agency anticipates a budget shortfall of \$1,884,368.00 between July 1 and December 31, 2013, comprised of \$1,759,368.00 in approved enforceable obligations, and \$125,000.00 in approved administrative costs.

E. H&SC Section 34173(h) authorizes the City to loan funds to the Successor Agency for payment of administrative costs and enforceable obligations, at the City’s discretion, and that such loan must be listed on the ROPS, which is subject to approval by the Oversight Board. H&SC Sections 34178 and 34180 also authorize the City and the Successor Agency to enter into certain types of contracts.

F. Relying on the aforesaid authority, the City is prepared to make a temporary loan (the “Loan”) to the Successor Agency in the amount of \$1,884,368.00, to be used to pay enforceable obligations and administrative costs listed on ROPS FY 13-14A.

G. The Successor Agency shall list the repayment of the Loan as an enforceable obligation on ROPS FY 13-14B, for the period from January through June, 2014.

Based on the Recitals set forth above and in consideration of the mutual covenants set forth below, the parties agree as follows:

1. The parties represent and warrant to each other that each of the Recitals set forth above is true and correct.

2. Subject to the approval of the Oversight Board as set forth below, the City shall use City general funds to provide the Successor Agency with the Loan in the amount of \$1,884,368.00, on or before December 31, 2013.

3. The Successor Agency shall use the proceeds of the Loan only to pay enforceable obligations and administrative costs listed on ROPS FY 13-14A.

4. This Agreement shall not be deemed effective, and the City shall not make the Loan, until this Agreement has been approved by the Oversight Board, pursuant to H&SC Section 34179(h) and 34180.

5. Except as provided in Section 6, below, the Loan shall be repaid on par with any enforceable obligations falling within H&SC Section 34183(a)(2)(C) (debts not qualifying as tax allocation bonds and certain revenue bonds).

6. The City hereby agrees to defer repayment of the Loan during a six-month period covered by a ROPS to the extent that repayment during that period would leave the Successor Agency with insufficient funds to satisfy other enforceable obligations covered by H&SC Section 34183(a)(2)(C) which: (a) Are due in that six-month period; and (b) were in existence as of the date of this Agreement.

7. Provided that this Agreement is approved by the Oversight Board, the Successor Agency shall list its obligation under this Agreement as an enforceable obligation on ROPS FY 13-14B. Such enforceable obligation shall be included on each successive ROPS until the Loan has been repaid to the City in full.

8. This Agreement shall be in full force and effect upon its approval by the Oversight Board, and shall remain in full force and effect until the Loan has been repaid to the City in full.

9. This Agreement constitutes the entire agreement by and between the parties with respect to the subject matter hereof, and may be amended only in writing.

10. In the event of a default, either party may avail itself of any and all remedies available at law or equity under California law for the purpose of enforcing the terms and conditions of this Agreement.

Intending to be legally bound, the parties' authorized representatives have executed this Agreement, below, as of May 28, 2013.

City of Lakewood

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

Successor Agency to the Lakewood Redevelopment Agency

Chairman

Attest:

Clerk

BOARD AGENDA

June 11, 2013

TO: The Honorable Chair and Board Members

SUBJECT: Loan Agreement between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency

INTRODUCTION

Health and Safety Code Section 34173(h) authorizes the City to loan funds to the Successor Agency for payment of administrative costs and enforceable obligations, and Health and Safety Code Sections 34178 and 34180 also authorize the City and the Successor Agency to enter into certain types of contracts. Under this authority, the City proposes a temporary loan from the City to the Successor Agency.

STATEMENT OF FACT

AB 1x 26 provided the State Controller's Office (SCO) the authority to review asset transfers that occurred after January 1, 2011. AB 1484 extended the authority to review asset transfers to the Department of Finance (DOF) by incorporating it into the Due Diligence Review (DDR) of Successor Agencies' Non-housing Funds.

The DOF in its review of the Lakewood Successor Agency Non-housing DDR invalidated a 2011 transaction in which the former Lakewood Redevelopment Agency (LRA) had made debt service payments on loans previously made by the City to the LRA by asserting the debt service payments were an unallowable asset transfer.

In June 2010, the City carried multiple loans made to the LRA that were consolidated through the adoption of Resolution No. LRA 2010-7. The LRA's debt service payment schedule to the City was memorialized by Resolution No. LRA 2011-3, adopted on February 2, 2011. Both resolutions were in effect prior to the dissolution of redevelopment on February 1, 2012. The LRA made the scheduled debt service payment to the City in June 2011 for \$7,849,600 which was based on the adopted debt service payment schedule.

The Successor Agency's stance is that city loan debt service payments are not asset transfers. Because the City carried the loans, which means the loans are an asset owned by the City, the debt service payments of these loans cannot be considered an asset transfer in that they do not increase the total assets of the City. On April 16, 2013, through the meet and confer process staff voiced its opposition to the DOF's initial decision received on April 1, 2013. The DOF maintained its position as stated in its letter dated May 2, 2013.

The DOF has asserted that cities will be repaid by the ROPS process with “residual” funds. Staff requested HdL, a property tax consulting firm, to develop a residual schedule to determine the funds available for the Successor Agency to repay the City housing funds and city loans. The schedule s

shows there will not be sufficient funds to repay the City for the loans made to the Lakewood RDA, as recalculated at the LAIF from the origination date of the loan.

Now having exhausted available administrative remedies and believing strongly that the decision of the DOF is incorrect and unlawful, staff recommended the Successor Agency commence litigation to avoid the loss of such funds. Accordingly, the firm of Colantuono & Levin was retained as legal counsel for such litigation. However, the Successor Agency does not have any funds with which to pay the expenses of such litigation, and, for that reason, staff is recommending a loan from the City for such purposes.

The City Loan to the Successor Agency will be listed in ROPS 13-14B, January through June, 2013 as an enforceable obligation.

RECOMMENDATION

It is respectfully recommended that the Oversight Board adopt Resolution No. OB-2013-__ approving the Loan Agreement between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency.

Diane Perkin
Director of Administrative Services

RESOLUTION NO. OB-2013-6

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY AND THE AGREEMENT WITH COLANTUONO & LEVIN WHICH IS THE SUBJECT OF SUCH LOAN AGREEMENT.

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to applicable law, the Oversight Board hereby approves that certain Loan Agreement Between the City of Lakewood and the Successor Agency to the Lakewood Redevelopment Agency, entered into as of May 28, 2013, contingent on the approval of the Oversight Board, a copy of which is attached hereto as Exhibit "A", and in so doing also approves agreement with Colantuono & Levin which is the subject thereof.

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Oversight Board hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The Oversight Board's Secretary shall certify to the adoption of this Resolution.

SECTION 4. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

APPROVED AND ADOPTED THIS 11TH DAY OF JUNE, 2013.

Chairman

ATTEST:

Board Clerk

**LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD
AND THE SUCCESSOR AGENCY
TO THE LAKEWOOD REDEVELOPMENT AGENCY**

This Agreement is made and entered into as of May 28, 2013, by and between the City of Lakewood (the "City"), a municipal corporation, and the Successor Agency to the Lakewood Redevelopment Agency (the "Successor Agency"), a public entity.

Recitals

A. In its review of the Due Diligence Review of the Successor Agency's Other Funds and Accounts, the State of California Department of Finance (the "DOF") has invalidated a 2011 transaction in which the former Redevelopment Agency had made a repayment in that amount of loans previously made by the City to the Redevelopment Agency. Such decision was memorialized in a letter dated May 2, 2013, a copy of which is attached hereto as Exhibit "A".

B. The DOF will seek to recover those funds from the Successor Agency and/or the City, which would have drastic consequences.

C. The Successor Agency, having exhausted its administrative remedies and believing strongly that the decision of the DOF is incorrect and unlawful, has no choice but to commence litigation to avoid the loss of such funds. Accordingly, the Successor Agency has engaged the firm of Colantuono & Levin as its legal counsel for such litigation, in an agreement attached hereto as Exhibit "B".

D. The Successor Agency does not have any funds with which to pay the extraordinary expenses of such litigation, and, accordingly, seeks a loan from the City for such purposes.

E. H&SC Section 34173(h) authorizes the City to loan funds to the Successor Agency for such purposes, at the City's discretion, and provides that such loan must be listed on the ROPS, which is subject to approval by the Oversight Board. H&SC Sections 34178 and 34180 also authorize the City and the Successor Agency to enter into certain types of contracts.

F. Relying on the aforesaid authority, the City is prepared to make a temporary loan (the "Loan") to the Successor Agency in the full amount necessary to pay the expenses of the litigation described above. The City shall advance funds to the Successor Agency periodically in order to pay the expenses of such litigation as such expenses are due.

G. The Successor Agency shall list the repayment of the Loan as an enforceable obligation on future ROPS.

Based on the Recitals set forth above and in consideration of the mutual covenants set forth below, the parties agree as follows:

1. The parties represent and warrant to each other that each of the Recitals set forth above is true and correct.

2. Subject to the approval of the Oversight Board as set forth below, the City shall use City general funds to provide the Successor Agency with the Loan as litigation expenses become due.

3. The Successor Agency shall use the proceeds of the Loan only to pay the expenses of such litigation.

4. This Agreement shall not be deemed effective, and the City shall not make the Loan, until this Agreement has been approved by the Oversight Board, pursuant to H&SC Section 34179(h) and 34180.

5. Except as provided in Section 6, below, the Loan shall be repaid on par with any enforceable obligations falling within H&SC Section 34183(a)(2)(C) (debts not qualifying as tax allocation bonds and certain revenue bonds).

6. The City hereby agrees to defer repayment of the Loan during any six-month period covered by a ROPS to the extent that repayment during that period would leave the Successor Agency with insufficient funds to satisfy other enforceable obligations covered by H&SC Section 34183(a)(2)(C) which: (a) Are due in that six-month period; and (b) were in existence as of the date of this Agreement.

7. Provided that this Agreement is approved by the Oversight Board, the Successor Agency shall list its obligation under this Agreement as an enforceable obligation on its next available ROPS. Such enforceable obligation shall be included on each successive ROPS until the Loan has been repaid to the City in full.

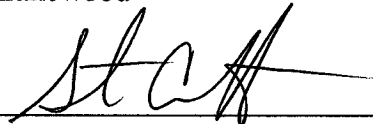
8. This Agreement shall be in full force and effect upon its approval by the Oversight Board, and shall remain in full force and effect until the Loan has been repaid to the City in full.

9. This Agreement constitutes the entire agreement by and between the parties with respect to the subject matter hereof, and may be amended only in writing.

10. In the event of a default, either party may avail itself of any and all remedies available at law or equity under California law for the purpose of enforcing the terms and conditions of this Agreement.

Intending to be legally bound, the parties' authorized representatives have executed this Agreement, below, as of May 28, 2013.

City of Lakewood




Mayor

ATTEST:



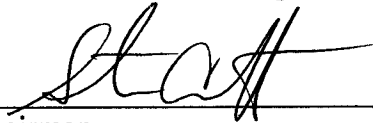
City Clerk

Approved as to form:



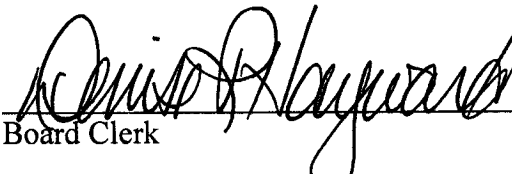
City Attorney

Successor Agency to
the Lakewood Redevelopment Agency



Chairman

ATTEST:



Board Clerk



DEPARTMENT OF
FINANCE

EDMUND G. BROWN JR. ■ GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 2, 2013

Ms. Diane Perkin, Director of Administrative Services
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Dear Ms. Perkins:

Subject: Other Funds and Accounts Due Diligence Review

This letter supersedes the California Department of Finance's (Finance) original Other Funds and Accounts (OFA) Due Diligence Review (DDR) determination letter dated March 15, 2013. Pursuant to Health and Safety Code (HSC) section 34179.6 (c), the City of Lakewood Successor Agency (Agency) submitted an oversight board approved OFA DDR to Finance on January 14, 2013. The purpose of the review was to determine the amount of cash and cash equivalents available for distribution to the affected taxing entities. Finance issued an OFA DDR determination letter on March 15, 2013. Subsequently, the Agency requested a Meet and Confer session on one or more items adjusted by Finance. The Meet and Confer session was held on April 16, 2013.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of those specific items being disputed. Specifically, the following adjustments were made:

- Transfers totaling \$11,188,582 are disallowed. The Agency claims the transfers are payments to the City of Lakewood (City) in the amounts of \$7.8 million and \$3.3 million made in June 2011 and January 2012, respectively. Per the Agency, the payments were made in accordance with a loan repayment schedule adopted through Resolution No. LRA 2010-7 on June 2010 wherein the City and the former Redevelopment Agency consolidated multiple loans.

Per HSC section 34179.5 (c) (2), the dollar value of assets and cash transferred by the former redevelopment agency or successor agency to the city, county, or city and county that formed the former RDA between January 1, 2011 through June 30, 2012 must be evidenced by documentation of the enforceable obligation that required the transfer. HSC section 34179.5 states "enforceable obligation" includes any of the items listed in subdivision (d) of section 34171, contracts detailing specific work that were entered into by the former redevelopment agency prior to June 28, 2011 with a third party other than the city, county, or city and county that created the former RDA. Therefore, the transfers were not made pursuant to an enforceable obligation and are not permitted.

In addition, the Agency claims the \$3.3 million transfer was reconciled through the prior period adjustment process by the County Auditor Controller pursuant to HSC section

34186 (a) because the payments were denied by Finance on the Recognized Obligation Payment Schedule (ROPS) for the January through June 2012 period (ROPS I). Our review indicates that while the County Auditor Controller adjusted the Agency's distribution, the adjustments made were necessary because the Agency did not expend all Redevelopment Property Tax Trust Funds (RPTTF) disbursed for the ROPS I period. Therefore, the OFA balance available for distribution will be increased by \$11,188,582.

The Agency did not object to the following adjustments made by Finance during the Meet and Confer process. HSC section 34179.6 (d) authorizes Finance to make adjustments. We maintain that the following adjustment is appropriate:

- Your request to retain OFA balances for fiscal year 2012-13 in the amount of \$4.6 million is partially denied. Although Finance approved \$3.5 million for other obligations during the July through December 2012 ROPS II period, the County Auditor Controller distributed only \$1.8 million on June 1, 2012. Therefore, the Agency is limited to retaining \$1.8 million for ROPS II enforceable obligations. As such, the OFA balance available for distribution to the taxing entities will be adjusted by \$2.8 million.

To the extent these constitute enforceable obligations, the Agency should request funding for these in a future ROPS.

Should a deficit occur in the future, HSC provides successor agencies with various methods to address short term cash flow issues. These may include requesting a loan from the city pursuant to HSC section 34173 (h), requesting the accumulation of reserves on the Recognized Obligation Payment Schedule (ROPS) when a future balloon or uneven payment is expected, or subordinating pass-through payments pursuant to HSC section 34183 (b). The Agency should seek counsel from their oversight board to determine the solution most appropriate for their situation if a deficiency were to occur.

- Finance noted the county auditor controller adjusted the ROPS III January 2, 2013 distribution by \$1,120,989 pursuant to HSC section 34186 (a). Therefore, Finance is allowing the retention of these funds in order to adequately fund approved ROPS III expenditures.

The Agency's OFA balance available for distribution to the affected taxing entities is \$9,332,888 (see table below).

OFA Balances Available For Distribution To Taxing Entities	
Available Balance per DDR:	\$ (3,486,857)
Finance Adjustments	
Add:	
Disallowed transfers:	11,188,582
Requested retained balance not supported:	2,752,152
HSC section 34186 (a) adjustment:	(1,120,989)
Total OFA available to be distributed:	\$ 9,332,888

This is Finance's final determination of the OFA balances available for distribution to the taxing entities. HSC section 34179.6 (f) requires successor agencies to transmit to the county auditor-controller the amount of funds identified in the above table within five working days, plus any interest those sums accumulated while in the possession of the recipient. Upon submission of payment, it is requested you provide proof of payment to Finance within five business days.

If funds identified for transmission are in the possession of the successor agency, and if the successor agency is operated by the city or county that created the former redevelopment agency, then failure to transmit the identified funds may result in offsets to the city's or the county's sales and use tax allocation, as well as its property tax allocation. If funds identified for transmission are in the possession of another taxing entity, the successor agency is required to take diligent efforts to recover such funds. A failure to recover and remit those funds may result in offsets to the other taxing entity's sales and use tax allocation or to its property tax allocation. If funds identified for transmission are in the possession of a private entity, HSC 34179.6 (h) (1) (B) states that any remittance related to unallowable transfers to a private party may also be subject to a 10 percent penalty if not remitted within 60 days.

Failure to transmit the identified funds will also prevent the Agency from being able to receive a finding of completion from Finance. Without a finding of completion, the Agency will be unable to take advantage of the provisions detailed in HSC section 34191.4. Specifically, these provisions allow certain loan agreements between the former redevelopment agency (RDA) and the city, county, or city and county that created the RDA to be considered enforceable obligations. These provisions also allow certain bond proceeds to be used for the purposes in which they were sold and allows for the transfer of real property and interests into the Community Redevelopment Property Trust Fund once Finance approves the Agency's long-range property management plan.

In addition to the consequences above, willful failure to return assets that were deemed an unallowable transfer or failure to remit the funds identified above could expose certain individuals to criminal penalties under existing law.

Pursuant to HSC sections 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority.

Please direct inquiries to Evelyn Suess, Supervisor or Danielle Brandon, Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Edianne Sapinoso, Senior Accountant, City of Lakewood
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor Controller
California State Controller's Office

		Project 2														Estimated	Available for
		Total	Taxable Value	Gross Tax	SB 2557	Section 33676	Pass-Through	Statutory Tax	Net Tax	RPTTF	Projected	RPTTF	Projected	Successor Agency	Residual	Repayments from	
		Taxable Value	Over Base	Revenue	Charge	Adjustments	Agreements	Sharing (all)	Revenues	Allocation	ROPS Amount	Allocation	ROPS Amount	Admin. Allowance	Revenue		Residual Revenue
1	2012-13	1,248,197,433	967,205,123	9,704,368	(142,972)	(48,271)	(1,426,807)	(772,363)	7,313,955	June 2012		January 2013	Base Residual Actual----->		4,699,068	0	
2	2013-14	1,271,854,338	990,862,028	9,940,937	(146,458)	(51,079)	(1,503,828)	(820,247)	7,419,326	June 2013	(3,215,761)	January 2014	(2,059,108)	(250,000)	1,831,234		
3	2014-15	1,295,984,380	1,014,992,070	10,182,237	(150,013)	(53,943)	(1,539,275)	(890,743)	7,548,264	June 2014	(1,781,245)	January 2015	(455,042)	(250,000)	4,984,614		
4	2015-16	1,320,597,024	1,039,604,714	10,428,364	(153,639)	(56,864)	(1,575,431)	(962,649)	7,679,781	June 2015	(1,115,905)	January 2016	(1,115,905)	(250,000)	5,119,061		142,773
5	2016-17	1,345,701,920	1,064,709,610	10,679,413	(157,338)	(59,844)	(1,612,309)	(1,035,993)	7,813,928	June 2016	(790,857)	January 2017	(790,857)	(250,000)	5,901,725		209,996
6	2017-18	1,371,308,915	1,090,316,605	10,935,483	(161,111)	(62,884)	(1,649,926)	(1,110,804)	7,950,758	June 2017	(738,088)	January 2018	(738,088)	(250,000)	6,142,484		601,329
7	2018-19	1,397,428,049	1,116,435,739	11,196,674	(164,959)	(65,984)	(1,688,294)	(1,187,112)	8,090,325	June 2018		January 2019	(38,200)	(250,000)	7,718,385		721,708
8	2019-20	1,424,069,566	1,143,077,256	11,463,089	(168,884)	(69,146)	(1,727,430)	(1,264,945)	8,232,683	June 2019		January 2020	(38,200)	(250,000)	7,859,068		1,509,659
9	2020-21	1,451,243,913	1,170,251,603	11,734,833	(172,888)	(72,372)	(1,767,349)	(1,344,335)	8,377,889	June 2020		January 2021	(38,200)	(250,000)	8,002,565		1,580,000
10	2021-22	1,478,961,747	1,197,969,437	12,012,011	(176,972)	(75,662)	(1,808,066)	(1,428,105)	8,523,207	June 2021		January 2022	(38,200)	(250,000)	8,147,816		1,651,749
11	2022-23	1,507,233,938	1,226,241,628	12,294,733	(181,137)	(79,017)	(1,849,598)	(1,513,549)	8,671,431	June 2022		January 2023	(38,200)	(250,000)	8,294,297		1,724,374
12	2023-24	1,536,071,573	1,255,079,263	12,583,109	(185,386)	(82,440)	(1,891,960)	(1,600,702)	8,822,621	June 2023		January 2024		(250,000)	8,481,907		1,797,614
13	2024-25	731,172,016	521,499,905	5,220,012	(76,802)	(85,932)	(1,935,169)	(608,964)	2,513,145	June 2024		January 2025		(250,000)	6,048,830		1,891,420
14	2025-26	745,148,094	535,475,983	5,359,773	(78,859)	(89,493)	(1,979,243)	(640,660)	2,571,517	June 2025		January 2026		(250,000)	2,286,494		674,881
15	2026-27	759,403,693	549,731,582	5,502,329	(80,957)	(93,125)	(2,024,198)	(672,991)	2,631,057	June 2026		January 2027		(250,000)	2,345,333		0
16	2027-28	773,944,404	564,272,293	5,647,736	(83,097)	(96,831)	(2,070,052)	(705,968)	2,691,788	June 2027		January 2028		(250,000)	2,405,350		0
17	2028-29	788,775,929	579,103,818	5,796,051	(85,280)	(100,610)	(2,116,823)	(739,605)	2,753,733	June 2028		January 2029		(250,000)	2,466,566		0
18	2029-30	803,904,084	594,231,973	5,947,333	(87,507)	(104,465)	(2,164,530)	(773,914)	2,816,918	June 2029		January 2030		(250,000)	2,529,007		0
19	2030-31	819,334,803	609,662,692	6,101,640	(89,778)	(108,396)	(2,213,191)	(817,336)	2,872,938	June 2030		January 2031		(250,000)	2,589,326		0
20	2031-32	835,074,136	625,402,025	6,259,033	(92,094)	(112,407)	(2,262,825)	(861,627)	2,930,080	June 2031		January 2032		(250,000)	2,645,795		0
21	2032-33	851,128,256	641,456,145	6,419,574	(94,457)	(116,498)	(2,313,451)	(906,804)	2,988,364	June 2032		January 2033		(250,000)	2,703,393		0
22	2033-34	867,503,458	657,831,347	6,583,326	(96,867)	(120,670)	(2,365,091)	(952,884)	3,047,814	June 2033		January 2034		(250,000)	2,762,144		0
23	2034-35	428,596,658	281,257,076	2,814,413	(41,507)	0	0	(857,551)	1,915,355	June 2034		January 2035		(250,000)	2,344,830		0
24	2035-36	436,903,887	289,564,305	2,897,485	(42,733)	0	0	(897,425)	1,957,327	June 2035		January 2036		(250,000)	1,682,144		0
25	2036-37	445,377,259	298,037,677	2,982,219	(43,982)	0	0	(938,098)	2,000,139	June 2036		January 2037		(250,000)	1,724,452		0
26	2037-38	454,020,100	306,680,518	3,068,647	(45,257)	0	0	(979,583)	2,043,807	June 2037		January 2038		(250,000)	1,767,606		0
27	2038-39	462,835,797	315,496,215	3,156,804	(46,557)	0	0	(1,021,899)	2,088,349	June 2038		January 2039		(250,000)	1,811,624		0
28	2039-40	471,827,808	324,488,226	3,246,724	(47,883)	0	0	(1,065,060)	2,133,781	June 2039		January 2040		(250,000)	1,856,522		0
29	2040-41	480,999,659	333,660,077	3,338,443	(49,236)	0	0	(1,109,085)	2,180,122	June 2040		January 2041		(250,000)	1,902,317		0
30	2041-42	490,354,947	343,015,365	3,431,996	(50,616)	0	0	(1,153,990)	2,227,390	June 2041		January 2042		(250,000)	1,949,029		0
				216,928,789	(3,195,227)	(1,805,932)	(41,484,847)	(29,634,993)	140,807,791	Estimated Amount Available for Loan Repayment:						12,505,504	

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Outstanding Housing and City Loans		
Deferred Housing	Area 1	\$1,085,310
ERAF 2005	Area 1	\$63,345
ERAF 2005	Area 2	\$18,096
ERAF 2005	Area 3	\$9,051
SERAF 2010/2011	Area 1	\$2,480,636
SERAF 2010/2011	Area 2	\$866,851
SERAF 2010/2011	Area 3	\$530,572
Loans @ LAIF Rate	Area 1-3	\$2,604,877
Loan payment Jan 2012	Area 1-3	\$3,339,521
Clawback (loan pmt Jan 2011)	Area 1-3	\$7,849,600
		\$18,847,859

\$ (6,342,355)